

CONCEPT PLAN

(ZMAP 2008-0023 CEDAR GREEN CHURCH)

POTOMAC ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

SITE DATA:
TAX MAP: 80/A1111/241 & 80/A1111/25/
MCP# NUMBER: 044-20-7098 & 044-20-7585

SITE AREA:
LOT 24: 62,250 SF OR 1.43 AC.
LOT 25: 62,250 SF OR 1.43 AC.
TOTAL: 124,500 SF OR 2.86 AC.

EXISTING ZONE: R4
EXISTING USE: RESIDENTIAL
EXISTING F.A.R. = 0.04

PROPOSED ZONE: PDAP
PROPOSED USE: CHURCH
PROPOSED F.A.R. = 0.09

EX. GROSS BUILDING AREA: 4,590 SF
PROPOSED ADDITION TO THE EXISTING HOUSE: 350 SF
EXISTING HOUSE TO REMAIN: 1,850 SF
TOTAL GROSS BUILDING AREA: 11,890 SF

PROPOSED MAX. NUMBER SEATS: 420
REQUIRED PARKING: 420/4 = 105 SPACES
PROPOSED PARKING: GREATER THAN 105 SPACES

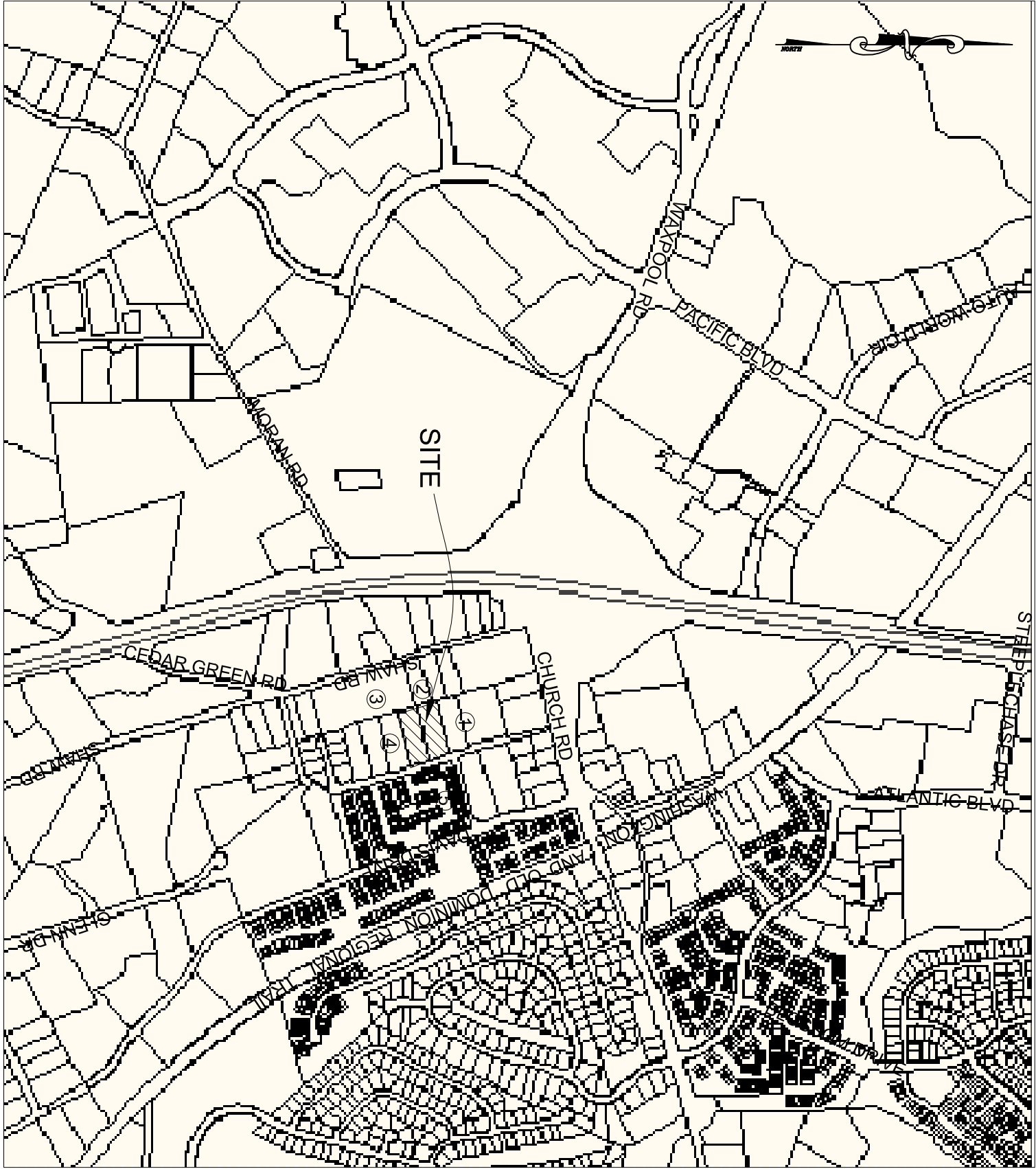
LOT 24 & 25 ARE TO BE CONSOLIDATED.
THIS PROPERTY IS SUBJECT TO THE REVISED 1993 ZONING ORDINANCE.
WATER AND SANITARY SEWER TO BE CONNECTED TO PUBLIC SYSTEM AS SHOWN ON THIS DRAWING.

ZONING ORDINANCE TABULATION:
THIS PROPERTY IS SUBJECT TO THE REVISED 1993 ZONING ORDINANCE
SIZE: 1 ACRE MINIMUM
REQUIRED SETBACK:
FRONT: 35' (25' FOR PARKING)
SIDE: 15' OTHER NONRESIDENTIAL
YARD BETWEEN BUILDINGS: 25' MINIMUM

LOT COVERAGE: 0.45 MAX.
BUILDING HEIGHT: 45 FEET
FLOOR AREA RATIO: 0.40 MAX.
OPEN SPACE REQUIRED: 0.20 TIMES BUILDABLE AREA

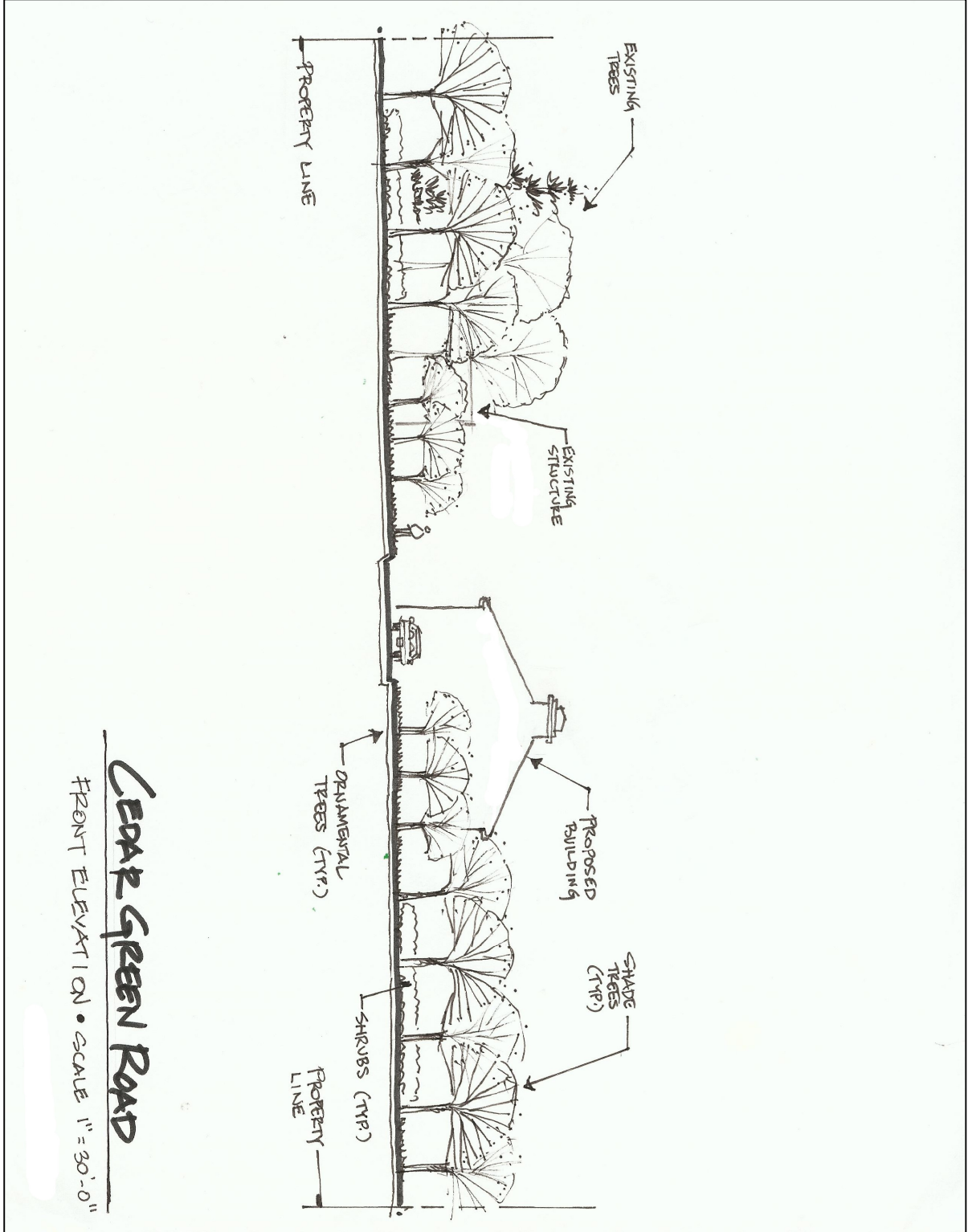
STORM WATER MANAGEMENT AND BMP:
STORM WATER MANAGEMENT TECHNIQUES AND BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO REDUCE THE PEAK RATE OF RUNOFF AND REDUCE THE VOLUME OF POLLUTANTS CREATED BY ROOFTOP AND PARKING SURFACES ON THE PROPERTY. PROPOSED TECHNIQUES AND PRACTICES MAY INCLUDE INFILTRATION SWALES, BIORETENTION BASINS WITH UNDERDRAINS, OR OTHER LOW IMPACT DEVELOPMENT TECHNIQUES WHERE THE FIRST INCH OF STORM RUNOFF FROM ROOFTOP AND PARKING SURFACES ON SITE IS TREATED BY S&D TECHNIQUES.

LIGHTING NOTE:
LIGHTING TO BE FULLY SHIELDED, PROVIDES A GLARE-FREE ENVIRONMENT, IS CONFINED TO THE SITE, AND IS TURNED OFF AFTER BUSINESS HOURS, UNLESS REQUIRED FOR SECURITY PURPOSES. AND THAT ILLUMINATION LEVELS WILL BE NO GREATER THAN NECESSARY FOR A LIGHTS INTENDED PURPOSE. ALL LIGHTING BE MOUNTED AS LOW AS PRACTICABLE AND DESIGNED TO PRECLUDE LIGHT TRESPASS ONTO ADJOINING PROPERTIES, GLARE TO PASSENGER, SKYGLOW, AND DETEIORATION OF THE NIGHTTIME ENVIRONMENT.



- VICINITY MAP
SCALE: 1" = 1000'
1. WAIT YARNNA RANGSEE BUDDHIST MONASTERY, USE: BUDDHIST MONASTERY
 2. ATLESTOCK, USE: INDUSTRIAL (VACANT)
 3. REBUB LLC, USE: WAREHOUSE
 4. CEDAR GREEN LLC, USE: RESIDENTIAL (VACANT)
 5. OLD STERLING GABLE SECT. 2, USE: TOWNHOUSE

OWNER/PROPERTY ADDRESS:
JOSE A MARTINEZ (LOT 24) &
LIDIA M. SERRANO DE ARAUJO (LOT 25)
22195 & 22217 CEDAR GREEN ROAD
STERLING, VA 20164

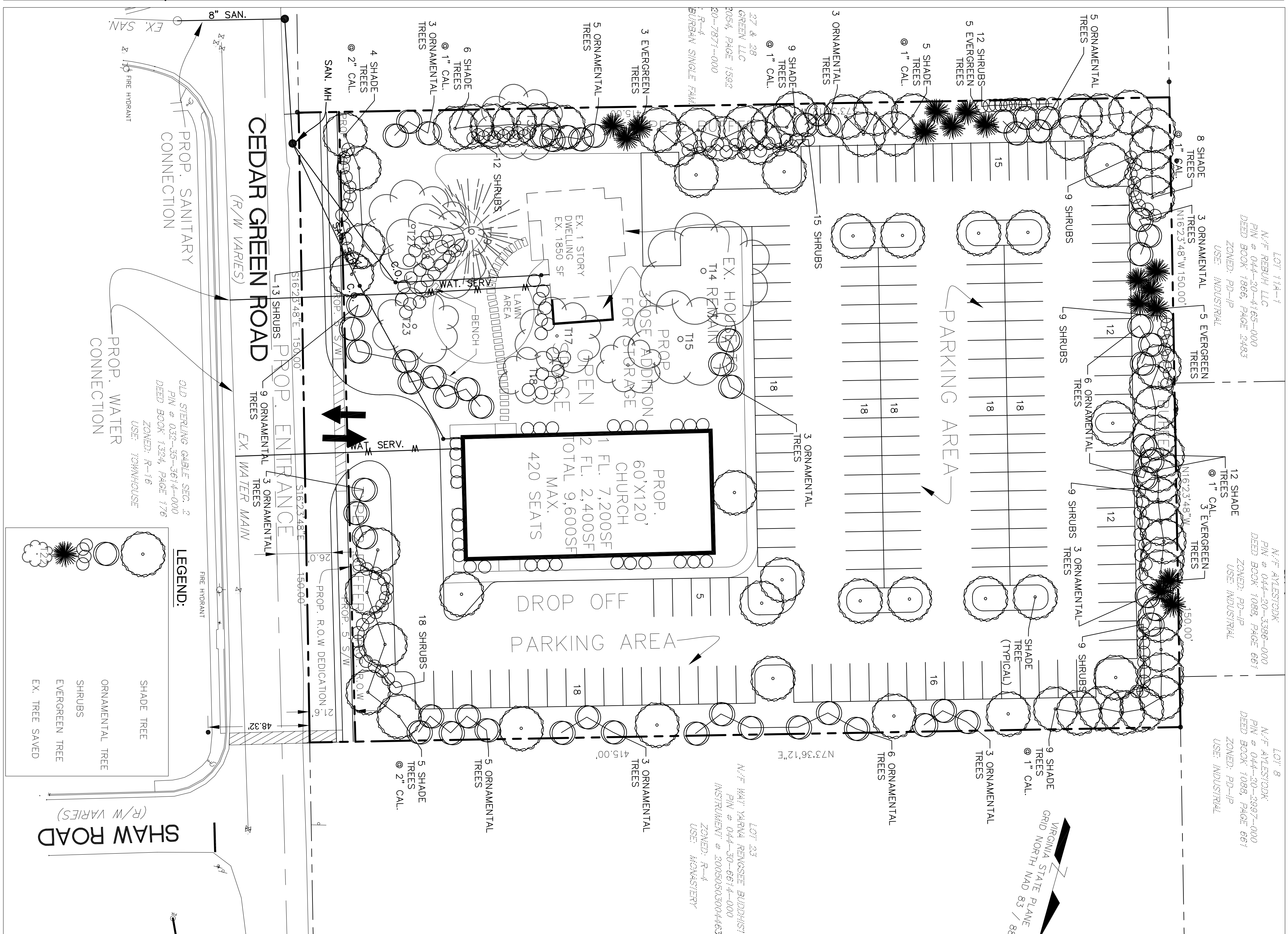
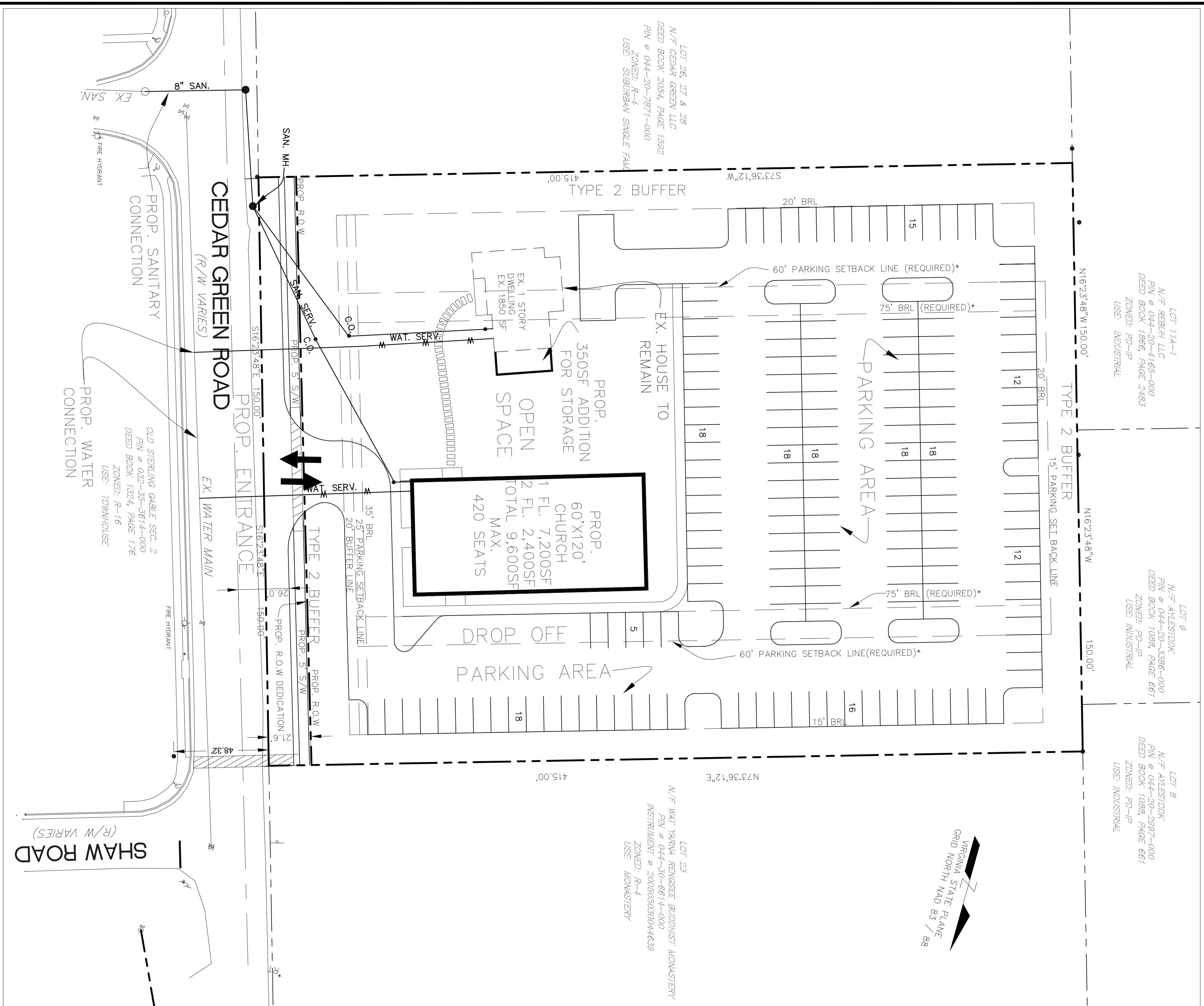


SEE SHEET 2 FOR LANDSCAPING PLAN

- Planting List Options
- Shade Trees Options:**
Pin Oak (Quercus Palustris)
Red Maple (Acer rubrum)
Sugar Maple (Acer saccharum)
Tulip Poplar (Liriodendron tulipifera)
White Oak (Quercus alba)
River Birch (Betula nigra)
- Ornamental Trees Options:**
Serviceberry (Amelanchier canadensis)
Eastern Redbud (Cercis canadensis)
Fringe tree (Chionanthus virginicus)
Pagoda Dogwood (Cornus alternifolia)
- Evergreen Trees Options:**
Norway Spruce (Picea abies)
American Holly (Ilex opaca)
Southern Magnolia (Magnolia grandiflora "Bracken's Brown Beauty")
- Shrub Options:**
Amelanchier (Amelanchier canadensis)
Common Winterberry (Ilex verticillata)
American Beautyberry (Callicarpa Americana)
Native Azaleas (Azalea sp.)
Native Rhododendron (Rhododendron sp.)

- LIST OF DRAWINGS:
1. COVER SHEET
 2. CONCEPT SITE PLAN AND ILLUSTRATIVE LANDSCAPING PLAN
 3. EXISTING CONDITION

BEFORE DIGGING CALL "MISS UTILITY"
OF VIRGINIA AT 1 - 800 - 552 - 7001



* - MODIFICATION REQUESTED

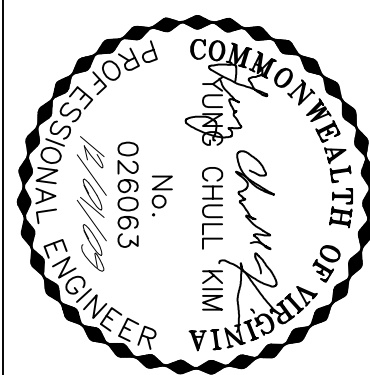
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Job Number
030407

Sheet No.
2 OF 3

CONCEPT PLAN
CEDAR GREEN CHURCH
ZMAP 2008-0023
22195 & 22217 CEDAR GREEN ROAD

1		county comments		12-01-09
No.	By	Revision	App.	Date



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Designed By:
YK

Drawn By:
YK

Scale:
1" = 30'

Date:
11/13/2000

